

# Board of Adjustment

## *Agenda*

May 6, 2015  
City Council Chambers – Lower Level  
57 East First Street

TRENT MONTAGUE – Chair	
MARK FREEMAN – Vice Chair	GREG HITCHENS
TYLER STRADLING	TONY SIEBERS
WADE SWANSON	KEN REMBOLD

### RESULTS

#### **4:30 p.m. STUDY SESSION**

- A. Zoning Administrator's Report
  - 1. Feedback from Board members on the content, quality, and recommendations made in staff reports and presentations
  - 2. Filling upcoming Board of Adjustment vacancies
- B. Discussion of items listed on the Public Hearing Agenda

#### **5:30 p.m. PUBLIC HEARING**

- A. MINUTES FROM THE APRIL 1, 2015 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (\*), below, will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. THE FOLLOWING CASES (PUBLIC HEARING):

- \*1. BA15-001 2816 and 2828 South Country Club Drive (District 3) – Requesting a Special Use Permit to modify and/or remove an existing comprehensive sign plan in the LC zoning district. (PLN2014-00640)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Continuance to the June 3, 2015 meeting**

**Board Decision: Continued to the June 3, 2015 meeting Vote: (7-0)**

- \*2. BA15-006 1035 West Fairway Drive (District 1) – Requesting a Variance to allow a detached garage to encroach into the required side and rear yard in the RS-9 zoning district. (PLN2015-00060)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Withdrawn by Applicant**

**Board Decision: Withdrawn Vote: (7-0)**

- \*3. BA15-011 6840 East Madero Avenue (District 6) – Requesting a Special Use Permit to allow a wireless communications facility to exceed the maximum height allowed in the LC zoning district. (PLN2015-00110)

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions Vote: (7-0)**

4. BA15-012 1630 North Revere (District 1) – Requesting: 1) a variance to allow an encroachment into the required side yard; and 2) requesting a variance to allow a fence to exceed the maximum height allowed, both in the RS-9 zoning district. (PLN2015-00114)

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Denial**

**Board Decision: Denied Vote: (6-1) (Nay-Boardmember Freeman)**

- \*5. BA15-013 610 West Jerome Avenue (District 3) – Requesting a Special Use Permit for a Comprehensive Sign Plan in the LI-BIZ zoning district. (PLN2015-00116)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions Vote: (7-0)**

- \*6. BA15-014 1910 South Gilbert Road (District 3) – Requesting: 1) a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building; and 2) a Special Use Permit to allow reduced parking, both in the LC zoning district. (PLN2015-00117)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions Vote: (6-0) (Boardmember Siebers abstained)**

- \*7. BA15-015 2222 East Main Street (District 2) – Requesting: 1) a Variance to allow a fence to exceed the maximum height permitted; 2) an interpretation of the term “electric fence” as found in Section 8-6-3(l)1 related to Prohibited Public Nuisances; 3) the provisions related to “determining setbacks for yards” as found in Section 11-2-3(l); 4) the provisions related to “maximum height of fences and freestanding walls” as found in Section 11-30-4(B); and 5) an interpretation of the defined term “adjoining” as found in Chapter 87 of the Mesa Zoning Ordinance, all in the GC district. (PLN2015-00120)

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Continuance to the June 3, 2015 meeting**

**Board Decision: Continued to the June 3, 2015 meeting Vote: (7-0)**

- \*8. BA15-016 The 1900 block of East Brown Road (south side) (District 1) – Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan in the LC zoning district. (PLN2015-00121)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions Vote: (7-0)**

- \*9. BA15-017 The 1200 to 1500 blocks of North Higley Road (west side) (District 1) – Requesting a Special Use Permit for a Comprehensive Sign Plan in the RSL-2.5-PAD and RSL-4.5-PAD zoning districts. (PLN2015-00133)

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions Vote: (7-0)**

- \*10. BA15-018 60 North Gilbert Road (District 4) – Requesting: 1) a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building; and 2) a Special Use Permit to allow a reduction in the minimum number of required parking spaces, both in the GC zoning district.

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continuance to the June 3, 2015 meeting**

**Board Decision: Continuance to the June 3, 2015 meeting Vote: (7-0)**

- \*11. BA15-019 6907 East Ray Road (District 6) – Requesting a Special Use Permit for a Comprehensive Sign Plan in the LC zoning district. (PLN2015-00141)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions Vote: (7-0)**

**OTHER BUSINESS:**

**E. ITEMS FROM CITIZENS PRESENT.**